

# Dane County Rezone & Conditional Use Permit

<b>Application Date</b>	<b>Petition Number</b>
06/15/2017	DCPREZ-2017-11174
<b>Public Hearing Date</b>	<b>C.U.P. Number</b>
08/22/2017	

OWNER INFORMATION	AGENT INFORMATION
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OWNER NAME TAD S SHUMAKER	PHONE (with Area Code) (608) 445-6931	AGENT NAME COMBS & ASSOCIATES, INC	PHONE (with Area Code) (608) 752-0575
BILLING ADDRESS (Number & Street) 1691 COUNTY HIGHWAY A		ADDRESS (Number & Street) 109 W MILWAUKEE ST	
(City, State, Zip) STOUGHTON, WI 53589		(City, State, Zip) JANESVILLE, WI 53548	
E-MAIL ADDRESS shoes1360@hotmail.com		E-MAIL ADDRESS mcombs@combssurvey.com	

ADDRESS/LOCATION 1	ADDRESS/LOCATION 2	ADDRESS/LOCATION 3
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ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
1691 COUNTY HIGHWAY A		1691 COUNTY HIGHWAY A			
TOWNSHIP DUNKIRK	SECTION 13	TOWNSHIP DUNKIRK	SECTION 13	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-134-8620-0		0511-134-8501-4			

REASON FOR REZONE	CUP DESCRIPTION
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SHIFTING OF PROPERTY LINES BETWEEN ADJACENT LAND OWNERS	
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FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
R-1 Residence District	A-1Ex Exclusive Ag District	0.58		
A-1Ex Exclusive Ag District	RH-2 Rural Homes District	1.32		
R-1 Residence District	RH-2 Rural Homes District	3.07		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	INSPECTOR'S INITIALS  SSA1	SIGNATURE:(Owner or Agent)
Applicant Initials_____	Applicant Initials_____	Applicant Initials_____		PRINT NAME:
				DATE:

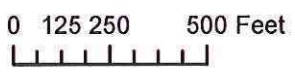


**Legend**

**Significant Soils**  
 Class

- Class 1
- Class 2

- Floodplain
- Wetland



Petition 11174  
 TAD S SHUMAKER



# Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**  
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**  
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name	<u>Tad Schumaker</u>	Agent's Name	<u>Combs &amp; Associates, Inc.</u>
Address	<u>1691 County Hwy A</u> <u>Stoughton, WI 53589</u>	Address	<u>109 W. Milwaukee St.</u> <u>Janesville, WI 53548</u>
Phone	<u>(608) 445-6931</u>	Phone	<u>(608) 752-0575</u>
Email	<u>shoes1360@hotmail.com</u>	Email	<u>rmcombs@combssurvey.com</u>

Town: Dunkirk Parcel numbers affected: 026/0511-134-8620-0 & 026/0511-134-8501-4

Section: 13 Property address or location: 1691 County Rd A. Stoughton, WI 53589

Zoning District change: (To / From / # of acres) R-1 to A-1(ex) 0.58 acres; A-1(ex) to RH2 1.32 acres; R-1 to RH2 3.07 acres

Soil classifications of area (percentages) Class I soils: 0 % Class II soils: 45 % Other: 55 %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

The lot lines are being adjusted to better fit what is currently being occupied. The new residential lot will be put on the market for sale. The owner currently owns 80 acres and after the sale of the home will still own 76 acres.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.  
Submitted By: Ryan Combs

Digitally signed by Ryan Combs  
Date: 2017.05.19 13:00:29 -05'00'

Date: 05/19/2017



- Land Surveying
- Land Planning
- Civil Engineering

DATE: June 6, 2017

TO: Tad Shumaker

RE: Description of Rezone from A-1 (ex) to RH2

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 13, T.5N., R.11E., OF THE 4<sup>TH</sup> P.M., TOWN OF DUNKIRK, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the South 1/4 Corner of said Section; thence N0°10'40"E along the North-South Centerline of said Section, 1531.22 feet to the SW Corner of said Lot 1 of Certified Survey Map No. 6249 also being the place of beginning for the land to be herein described; thence S89°49'20"E 198.86 feet to the SE Corner of said Lot 1; thence N29°42'52"E along the East Line of said Lot, 323.50 feet; thence S89°49'20"E 107.66 feet; thence S0°10'40"W 291.46 feet; thence N89°49'20"W 466.0 feet to said North-South Centerline; thence N0°10'40"E along said North-South Centerline of said Section, 10.0 feet to the place of beginning.

***NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.***

Project No. 117-127B For-Shumaker



- Land Surveying
- Land Planning
- Civil Engineering

DATE: June 6, 2017

TO: Tad Shumaker

RE: Description of Rezone from R-1 to A-1 (ex)

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6249, RECORDED IN VOLUME 30, PAGES 134 & 135 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 2232741 AND LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 13, T.5N., R.11E., OF THE 4<sup>TH</sup> P.M., TOWN OF DUNKIRK, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the South 1/4 Corner of said Section; thence N0°10'40"E along the North-South Centerline of said Section, 1531.22 feet to the SW Corner of said Lot 1; thence S89°49'20"E 198.86 feet to the SE Corner of said Lot 1; thence N29°42'52"E along the East Line of said Lot, 323.50 feet to the place of beginning for the land to be herein described; thence N89°49'20"W 292.34 feet; thence N0°10'40"E 80.0 feet to a corner of said Lot 1; thence S89°49'20"E 337.67 feet to a corner of said Lot 1; thence S29°42'52"W 91.95 feet to the place of beginning.

***NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.***

Project No. 117-127A-For-Shumaker



- Land Surveying
- Land Planning
- Civil Engineering

DATE: June 6, 2017

TO: Tad Shumaker

RE: Description of Rezone from R-1 to RH2

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6249, RECORDED IN VOLUME 30, PAGES 134 & 135 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, AS DOCUMENT NO. 2232741 AND LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 13, T.5N., R.11E., OF THE 4<sup>TH</sup> P.M., TOWN OF DUNKIRK, DANE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the South 1/4 Corner of said Section; thence N0°10'40"E along the North-South Centerline of said Section, 1531.22 feet to the SW Corner of said CSM (Certified Survey Map), also being at the place of beginning for the land to be herein described; thence N0°10'40"E along the West Line of said CSM, 1118.68 feet to the NW Corner of said CSM; thence N86°56'49"E 66.11 feet to the NE Corner of said CSM; thence S0°10'40"W along the East Line of said CSM, and it's Southerly extension, 840.94 feet; thence S89°49'20"E 292.34 feet to a line of said CSM; thence S29°42'52"W 323.50 feet to the SE Corner of said CSM; thence N89°49'20"W 198.86 feet to the place of beginning.

***NOTE: The above description is subject to any and all easements and agreements, recorded or unrecorded.***

Project No. 117-127C-For-Shumaker

A-1(EX)  
DCPREZ-0000-00000

165

A

691

Zone X

R-1  
DCPREZ-0000-04838

FSD Zone A

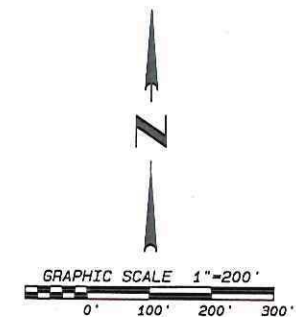
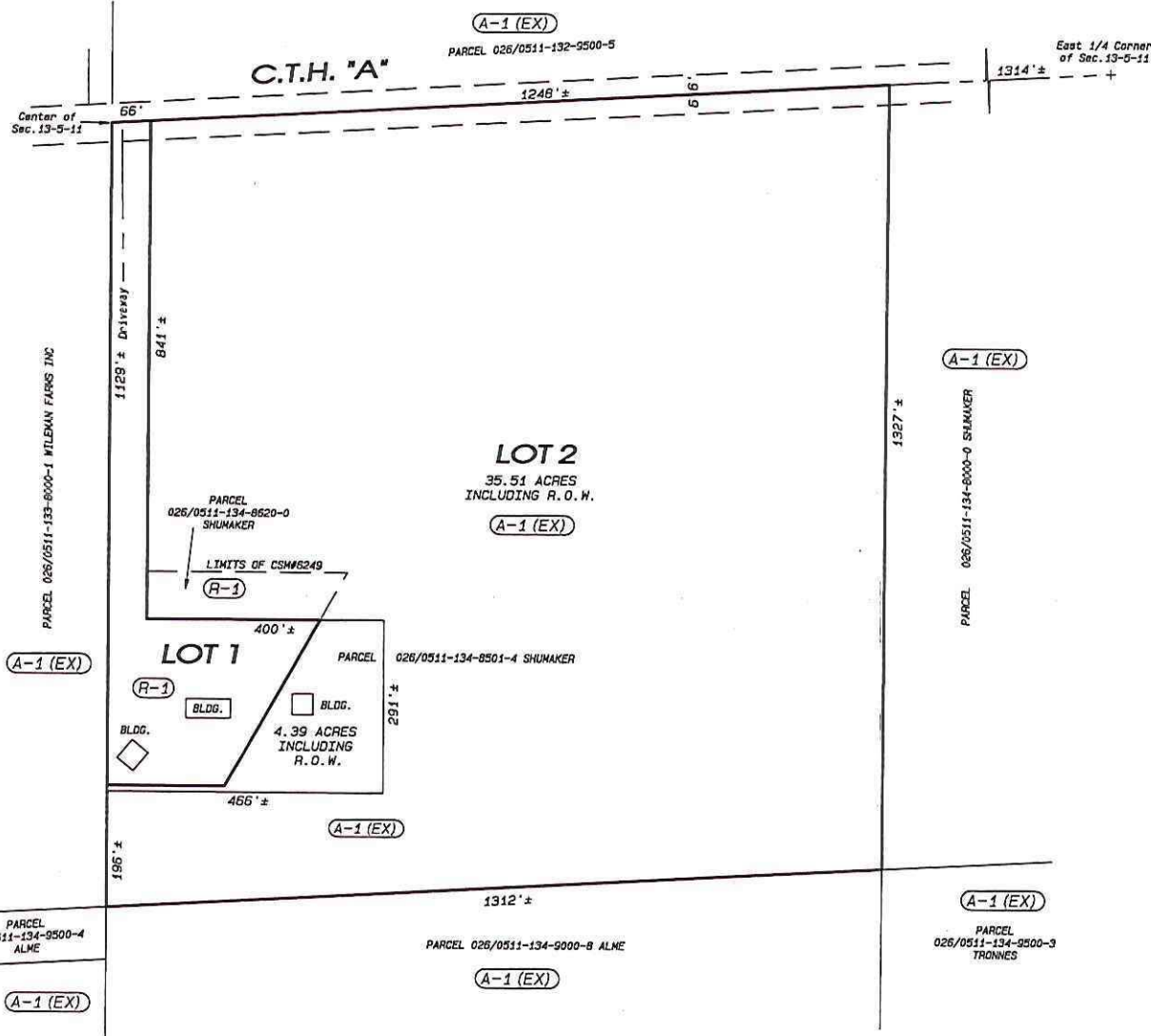
A-1(EX)  
DCPREZ-0000-00000

Zone



# PRELIMINARY CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP NO. 6249 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 13, T.5N., R.11E. OF THE 4TH P.M., TOWN OF DUNKIRK, DANE COUNTY, WISCONSIN.



NOTES:  
THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.  
THE BASIS OF BEARINGS IS ASSUMED.

DATE: APRIL 27, 2017